148.0	0006	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	981,500	/	981,500
USE VALUE:	981,500	/	981,500
ASSESSED:	981,500	/	981,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	HOWARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOUGHERTY DAVID M/ TRUSTEE
Owner 2:	30-32 HOWARD ST REALTY TRUST
Owner 3:	
Street 1:	44 DECATUR STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOUGHERTY DAVID M -
Owner 2:	TADJASUKMANA MARIA J -
Street 1:	44 DECATUR STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,469 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2696 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5469.000	572,600		408,900	981,500
Total Card	0.126	572,600		408,900	981,500
Total Parcel	0.126	572,600		408,900	981,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.06 | /Parcel: 364.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	97610
GIS Ref	
GIS Ref	
Insp Date	10/26/16

!11591!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	572,600	0	5,469.	408,800	981,400	981,400	Year End Roll	12/18/2019
2019	104	FV	426,100	0	5,469.	408,800	834,900	834,900	Year End Roll	1/3/2019
2018	104	FV	426,100	0	5,469.	362,100	788,200	788,200	Year End Roll	12/20/2017
2017	104	FV	352,200	0	5,469.	303,700	655,900	655,900	Year End Roll	1/3/2017
2016	104	FV	352,200	0	5,469.	303,700	655,900	655,900	Year End	1/4/2016
2015	104	FV	313,900	0	5,469.	262,800	576,700	576,700	Year End Roll	12/11/2014
2014	104	FV	313,900	0	5,469.	254,100	568,000	568,000	Year End Roll	12/16/2013
2013	104	FV	326,600	0	5,469.	241,800	568,400	568,400		12/13/2012

PRINT

Date	Time
12/11/20	01:44:22

LAST REV

Date	Time
07/18/17	11:58:51
apro	
11591	

USER DEFINED

Prior Id # 1:	97610
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOUGHERTY DAVID	58738-62		3/23/2012	Convenience	1	No	No		
DOUGHERTY DAVID	55267-450		8/30/2010	Convenience	1	No	No		
DOUGHERTY DAVID	52012-301		12/24/2008	Family	1	No	No		
NORTON JUDITH A	41880-100		1/28/2004		600,000	No	No		
NORTON ELSIE M	24689-400		7/11/1994		97,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2016	51	Redo Bat	10,000					remod 1st Fl basth
12/7/2015	1886	Redo Bat	10,000					
12/4/2012	1579	Siding	17,000	C				
5/27/1998	321	Manual	1,500					REPAIR PORCH
2/28/1995	77		18,000					REMODEL KITCHEN
10/15/1992	514	Manual	4,600					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2016	Measured	DGM	D Mann
10/26/2016	Left Notice	DGM	D Mann
4/11/2013	Info Fm Prmt	MM	Mary M
12/24/2008	Meas/Inspect	336	PATRIOT
3/12/2004	MLS	HC	Helen Chinal
11/2/2000	Hearing Chag	153	PATRIOT
1/11/2000	Inspected	276	PATRIOT
11/29/1999	Measured	256	PATRIOT
7/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5469		Sq. Ft.	Site		0	70.	1.07	8									408,851						408,900	

Total AC/HA: 0.12555 | Total SF/SM: 5469 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 408,851 | Spl Credit | Total: 408,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03946579
Const Adj.:	0.99980003
Adj $ / SQ:	176.674
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	703492
Depreciation:	130849
Depreciated Total:	572642

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

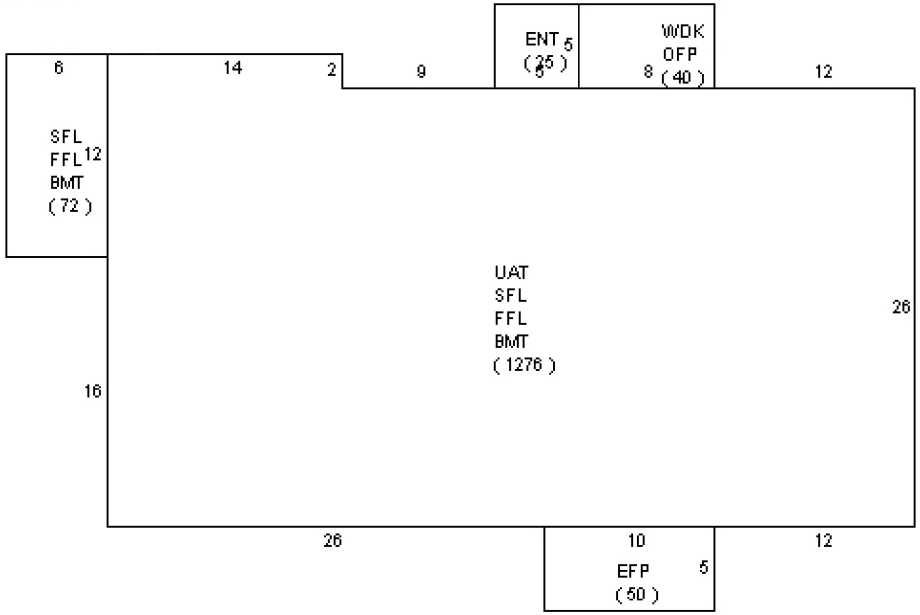
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	176.67
Special Features:	0	Val/Su Net:	126.74
Final Total:	572600	Val/Su SzAd	212.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,348	53.000	71,447
FFL	First Floor	1,348	176.670	238,156
SFL	Second Floor	1,348	176.670	238,156
UAT	Upper Attic	319	70.670	22,544
EFP	Enclos Porch	50	72.590	3,629
OFP	Open Porch	40	43.990	1,760
WDK	Deck	40	16.000	640
ENT	ENTRY	25	26.390	660
	Net Sketched Area:	4,518	Total:	576,992

Size Ad	2696	Gross Are	5475	FinArea	2696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	